

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the City of Reading, PA Zoning Hearing Board will conduct public hearings on Wednesday, August 09, 2023, at 5:30 P.M. in the following matters. The public may participate in these hearings virtually and via telephone. In addition, upon request, a meeting space may be provided at City Hall, 815 Washington St., Reading PA 19601 by emailing zoning@readingpa.gov or via phone 610-655-6326 no later than 4PM on Tuesday, August 08, 2023. The ability to comment will be determined at the hearing.

- *To join from a computer, smartphone, or tablet: open the Zoom app or navigate to <https://zoom.us/join>, then enter the meeting ID (813 6183 0093) and passcode (298928).*
- *To join via phone: call (301) 715-8592 or (646) 558-8656, then enter the meeting ID (813 6183 0093) and passcode (298928).*

DECISIONS ARE EXPECTED TO BE RENDERED IN THE FOLLOWING MATTERS:

Appeal #2023-19 – 1043 Buttonwood St. (UPI 1151761029556)

HEARINGS WILL BE HELD IN THE FOLLOWING MATTERS:

Appeal #2022-42 – 1262 Cotton St. (UPI 10531630271758) Yamari Torres is requesting Special Exceptions and/or Variances to allow a place of worship, even though it is attached to a principal residential use and off-street parking requirements, originally denied by the Zoning Hearing Board on December 14, 2022 and remanded to the Board for further proceedings. The subject property is located in the R-3 Zoning District.

Appeal #2023-14 – 544 N. 9th St. (UPI 11530768939433) (continued from June 14 meeting) Brian Guzman is seeking a dimensional variance and any other required variances to establish a parking lot to accommodate (4) four parking spaces. The subject property is located in the R-3 Residential Zoning District, and the owner of record is Igelsia Cristiana Casa Del Rey.

Appeal #2023-20 – 726 Franklin St. (UPI 03530628992525) Carlos Cruz is seeking dimensional Variance for the required lot dimensions and Variance for square footage requirements for dwelling units to establish a restaurant on first floor and one dwelling unit second and third floors containing three bedrooms. The subject property is located in the C-R Commercial Residential Zoning District.

Appeal #2023-22 – 1125 Moss St. (UPI 13531737063568) Duka Properties LLC is seeking Special Exception for Adaptive Reuse to establish 55 dwelling units, or in an alternate a Variance for the proposed use and dimensional relief. A variance for the required buffer strip and off-street parking requirements. In the alternate to replace an existing non-conforming use with less intense non-conforming use. The subject property is located in the R-3 Residential Zoning District.

Appeal #2023-23 – 241 S. 5th St. (UPI 04530635789693) Highland Real Estate Group LLC is seeking Special Exception for Adaptive Reuse to establish 6 dwelling units, and Variances for square footage requirements for dwelling units and off-street parking requirements. The property is located in the R-3 Residential Zoning District and Callowhill Historic District.

The properties referenced above are located in the City of Reading, Berks County, Pennsylvania. Complete applications and plans may be viewed by contacting the Zoning Office.